



1478 S 30th St W

Billings, Montana 59102 |

Property Highlights

- 4,570 USF office/shop/warehouse space
- New construction
- Ample parking with security cameras
- 14' overhead door(s) & ADA compliant bathroom
- Fully built out climate controlled offices
- Starting at \$10.57 SF/yr (NNN) + NNN estimated at \$2.55 SF/yr
- *Tenant buildout improvement options

Property Description

All units are part of a larger complex development with the most FLEXIBLE shop/office/warehouse configurations on the market. Key features include 14' overhead doors, ADA compliant bathroom facilities, and modern office areas with room to expand into adjoining units.

OFFERING SUMMARY

Lease Rate:	\$10.57 SF/yr (NNN)
Available SF:	4,570 SF
Lot Size:	2.981 Acres
Building Size:	16,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	23	48	500
Total Population	52	108	1,137
Average HH Income	\$74,027	\$75,075	\$75,356

Margaret Kirby

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FOR LEASE



**FLEX WAREHOUSE WITH
OFFICE**



4,570 SF



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FOR LEASE



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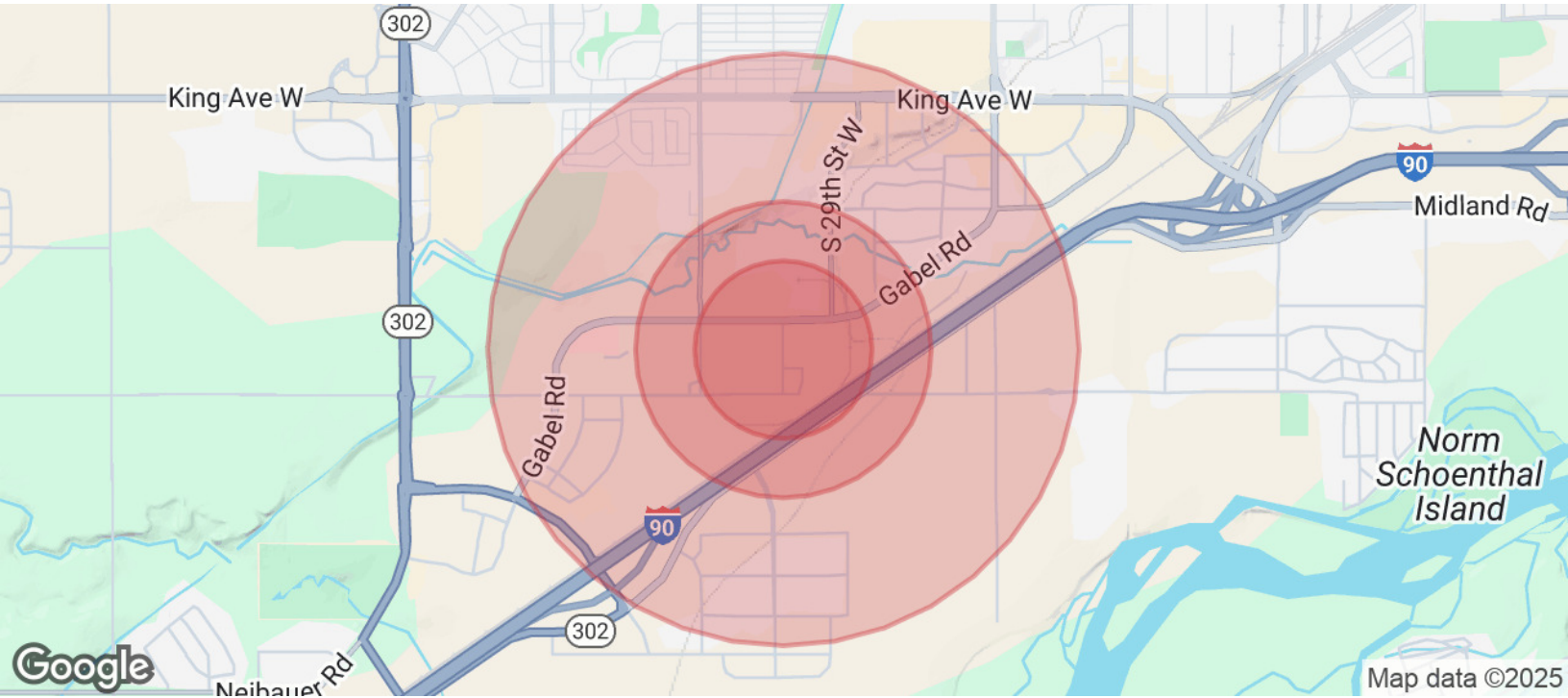
FOR LEASE



FLEX WAREHOUSE WITH OFFICE



4,570 SF



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	52	108	1,137
Average Age	47	46	45
Average Age (Male)	43	42	42
Average Age (Female)	50	49	48

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	23	48	500
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$74,027	\$75,075	\$75,356
Average House Value	\$308,036	\$324,280	\$329,438

Demographics data derived from AlphaMap

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